

Preparation Date: January 2011  
Revisions:  
MPC Comments: 2/11/11  
Comments: 2/21/11  
SP # 2011SP-003-001

# 605 26th Ave N SP

## Preliminary SP Document

Tax Map 92-10, Parcel 334  
Nashville, Davidson County, Tennessee

### Data

TOTAL SITE AREA = 0.22 ACRES  
CURRENT ZONING: RS5  
PROPOSED ZONING: SP [SPECIFIC PLAN]  
COUNCIL PERSON - EDITH LANGSTER  
COUNCILMANIC DISTRICT - 21ST  
ENGINEER - DALE AND ASSOCIATES, INC.  
516 HEATHER PLACE  
NASHVILLE, TN 37204  
(615) 297-5166 x 115  
CONTACT PERSON - MICHAEL GARRIGAN, PE

### General Plan Consistency

This property falls within the Neighborhood Urban classification. Appropriate uses include single and multi-family residential, civic and public benefit activities, and should provide a benefit to the surrounding neighborhoods. Buildings with shallow or non-existent setbacks, pedestrian connectivity, high density uses located close to the street, and parking areas located to the rear of the development are some of the design guidelines of this classification.

This plan meets the standards set forth in the Land Use Manual as well as the Proposed Detailed Plan for this area. (08-T4-NE-05) A shallow front setback is created by proposing parking in the rear of the building, pedestrian connectivity is provided from public sidewalks & throughout the site, and the parking will be loaded from the alley that abuts the property on the east side.

### Stormwater Note:

Runoff from this site will be released as sheet flow. No stormwater infrastructure is being proposed. Runoff will continue to flow to the southeast, following its current flow pattern.

### GRADING PERMIT EXEMPTION REQUIREMENTS

1. FILL MATERIAL CONTAINS ONLY INERT SOIL, ROCK, CONCRETE, WITHOUT REBAR AND NO MORE THAN 24 INCHES IN LENGTH, AND/OR BRICK RUBBLE. **SATISFIED**
2. FILL IS NOT IN THE 100-YR FLOODPLAIN AND IS LESS THAN 5 FEET IN VERTICAL DEPTH MEASURED FROM THE NATURAL GROUND. **SATISFIED**
3. DOES NOT RESULT IN A TOTAL QUANTITY OF MORE THAN 100 CY OF MATERIAL BEING REMOVED FROM, DEPOSITED ON, OR DISTURBED ON ANY LOT, PARCEL, OR SUBDIVISION. **SATISFIED**
4. DOES NOT IMPAIR EXISTING SURFACE STORMWATER MANAGEMENT SYSTEMS, CONSTITUTE A POTENTIAL EROSION HAZARD, OR ACT AS A SOURCE OF SEDIMENTATION TO ANY ADJACENT LAND OR WATERCOURSE. **SITE WILL CONTINUE TO SHEET FLOW TO THE EAST, NO EXISTING STORMWATER FEATURES WILL BE IMPAIRED**
5. HAS NO FILL PLACED ON A SURFACE HAVING A SLOPE STEEPER THAN FIVE FEET HORIZONTAL TO ONE FOOT VERTICAL. **SATISFIED**
6. HAS NO FINAL SLOPES STEEPER THAN ONE FOOT VERTICAL TO THREE FEET HORIZONTAL. **SATISFIED**
7. HAS TEMPORARY OR PERMANENT SOIL STABILIZATION MEASURES APPLIED TO DENUDED AREAS WITHIN 15 DAYS OF DISTURBANCE. **SATISFIED**
8. DOES NOT CONTAIN HAZARDOUS SUBSTANCES. **SATISFIED**
9. IS NOT PARTIALLY OR TOTALLY IN A WATERSHED WITH OUTLET TO A SINKHOLE OR DRAINAGE WELL. **SATISFIED**
10. DOES NOT RESULT IN THE EXPOSURE OR DISTURBANCE OF MORE THAN 10,000 SF OF LAND. **9,400 SF DISTURBED**

### SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	MULTIFAMILY (DORMITORY)	
PROPERTY ZONING	SP	SURROUNDING ZONING RS5 & IR
MINIMUM LOT SIZE	N/A	BUILDING FOOTPRINT 2,080 Sq Ft
NUMBER OF UNITS	9 TOTAL DWELLING UNITS (CODE DEFINED)	
BUILDING SUMMARY	BEDS: 18 BEDS BATHS: 18 BATHS KITCHENS: 9 KITCHENS STORIES: 2 STORIES	
FAR	80% MAXIMUM	44% PROPOSED
ISR	90% MAXIMUM	73% PROPOSED
FRONT YARD SETBACK:	20' FROM ROW OF 26th AVE N	
SIDE YARD	5' FROM PROPERTY LINE	
REAR YARD	20' FROM PROPERTY LINE	
HEIGHT STANDARDS	2 STORIES	
PARKING AND ACCESS	1 ACCESS ON ALLEY NO. 932	
RAMP LOCATION AND NUMBER	N/A (ALLEY LOADED)	
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	N/A (ALLEY LOADED)	
DISTANCE TO INTERSECTION	50' MINOR STREET 185' ARTERIAL STREET	
	100' COLLECTOR 250' CONTROLLED ACCESS RAMP	
REQUIRED PARKING BASED ON USES	14 STALLS (4-7.5 FT WIDE COMPACT-30%)	
SPACE SIZES, AISLE WIDTHS, ANGLE DATA	8.5'x18', 24' AISLES, 90° STD / 8' X 23' ON-STREET	

Plan Preparation Date: January 2011

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### Preliminary Specific Plan

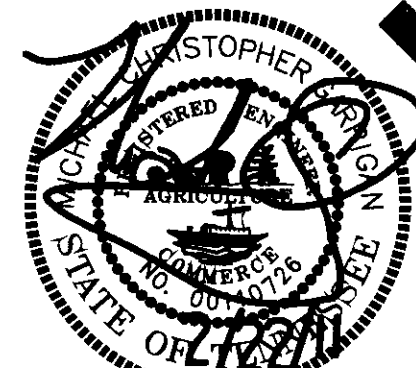
**Developer**  
Dong Lian Sun  
1016 9th Ave North  
Nashville, TN 37208  
Phone: (314) 397-5911  
Email: gongeng@yahoo.com

### Site Flood Note

This Property Does Not Lie within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Map (FIRM) Number 47037C0216F. Dated April 20, 2001.

### SPECIFIC PLAN APPROVAL

☒ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in  
☐ FULL, ☐ CONDITIONAL compliance with the  
SP provisions of the Metropolitan Zoning Ordinance  
Conditions: SEE MPC AS CONDITIONS FROM 3/11/11  
SEE COUNCIL COMMENTS OF BUILDING 334  
By \_\_\_\_\_ MPC Date \_\_\_\_\_  
Metropolitan Planning Commission



**Dale & Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Landscape Architecture  
Surveying  
FEB 9 2011  
NASHVILLE & DAVIDSON COUNTY, TENNESSEE

516 Heather Place  
Nashville, Tennessee 37204  
(615) 297-5166

D&A Project No. 11013  
605 26th Ave N SP

# C1.0